ICE SiteX Report

OrderID: 98388043

SiteX Property Information Report



Subject Property Location

3016 DARBY ST, ALEXANDRIA, LA 71301-5003

County:	**RAPIDES LA**	Census Tract:	220790122.002011
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-034-07350-0026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$189,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$168,210 - $209,790	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	01AB
Assd Land Value:	$2,300	Market Land Value:	$23,000	Tax Year:	2025
Assd Improvement:	$15,400	Market Improvment Value:	$154,000	Total Taxable Value:	$1,590
Total Assessed Value:	$17,700	Total Assessor Market Value:	$177,000	Delinquent Year:	
				Tax Account ID:	12155
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 20 Block: 2 District: WARD 1 Subdivision: PETRUS HEIGHTS Sec/Twnship/Range: SEC 34 TWN 04N RNG 01W

Abbreviated Description:	LOT 20, SQ 2, PETRUS HTS (CB 1037-69 SUCC FORBIS)(CB 1610-192 FORBIS)(INST 1739709 PRASEK) PARCEL I.D. # 24-34-7350-26 (3016
City/Muni/Twp:	WARD 1

Property Characteristics

Lot Size:	1.000 AC	Bedrooms:	3	Pool:	
Building Area:	1790 SF	Baths:	2	Fireplace:	
Year Built:	1958	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/01/2025	Sales Price:	$188,522
Document #:	1770507 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/19/2024	Sales Price:	N/A
Document #:	1763225 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/09/2023	Loan Amount:	N/A
Document #:	1739711 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	07/01/2053	Type Finance:	
Legal Description:			

Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	$192,000
Document #:	1739709 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 20 Block: 2 District: WARD 1 Subdivision: PETRUS HEIGHTS Sec/Twnship/Range: SEC 34 TWN 04N RNG 01W
Abbreviated Description: LOT 20, SQ 2, PETRUS HTS (CB 1037-69 SUCC FORBIS)(CB 1610-192 FORBIS)(INST 1739709 PRASEK) PARCEL I.D. # 24-34-7350-26 (3016
City/Muni/Twp: WARD 1

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	$192,000
Document #:	1739709 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/07/2023		
Document Type:			

Legal Description:
Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION SUBDIVISION Map Ref: MB 9 PG 61

Prior Transfer

Recording Date:	10/11/2021	Sales Price:	N/A
Document #:	1702515 BK-PG 3045-726	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/27/2021	Loan Amount:	N/A
Document #:	1699620 BK-PG 3322-976	Loan Type:	New Conventional
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION
City/Muni/Twp: ALEXANDRIA

Prior Transfer

Recording Date:	08/19/2021	Sales Price:	N/A
Document #:	1699029 BK-PG 2685-884	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/30/2017	Sales Price:	N/A
Document #:	1613048 BK-PG 2305-486	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/19/2017	Loan Amount:	N/A
Document #:	1612448 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/20/2052	Type Finance:	FIX

Legal Description:
Subdivision: PETRUS HEIGHTS

Prior Transfer

Recording Date:	09/10/2012	Sales Price:	$79,000
Document #:	1485253 BK-PG 2305-470	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/31/2012	Loan Amount:	N/A
Document #:	1484608 BK-PG 2685-884	Loan Type:	New Conventional
TD Due Date:	09/01/2042	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION
City/Muni/Twp: ALEXANDRIA

Mortgage Record

Recording Date:	06/19/2007	Loan Amount:	N/A
Document #:	1343683 BK-PG 2305-486	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION

Mortgage Record

Recording Date:	06/19/2007	Loan Amount:	N/A
Document #:	1343682 BK-PG 2305-470	Loan Type:	New Conventional
TD Due Date:	07/01/2037	Type Finance:	

Legal Description:
Lot: 20 Block: 2 Subdivision: PETRUS HEIGHTS SUBDIVISION
City/Muni/Twp: ALEXANDRIA

Area Sales Analysis

Total Area Sales	$1,952,409	Median # of Bedrooms	2
Median Lot Size	43,560 SF	Median # of Baths	1.5
Median Living Area	1,365 SF	Median Year Built	1951
Price Range - 2 Yrs	$5,000 to $328,000	Age Range	69 years to 85 years
Median Value	$146,605	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

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1	.25Mi.	**506 HILLCREST DR** **ALEXANDRIA, LA 71301-5335**	08/26/2026	$259,000			//		43,560 SF
	APN: 24-035-04190-0006 Document #: 1804052 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5&6 Block: 1 Subdivision: HILLCREST ADDITION Abbreviated Description: Lot:5&6 Block:1 Subdivision:HILLCREST ADDITION City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
2	.37Mi.	**3033 MARYE ST** **ALEXANDRIA, LA 71301-4931**	08/20/2026	$173,209	$91	1903	/2/2	1950	43,560 SF
	APN: 24-035-06340-0009 Document #: 1803740 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 3 Subdivision: MIMOSA PLACE Abbreviated Description: Lot:6 Block:3 Subdivision:MIMOSA PLACE								
3	.21Mi.	**204 MARYLAND AVE** **ALEXANDRIA, LA 71301-5405**	08/11/2026	$18,000			//		43,560 SF
	APN: 24-033-05370-0185 Document #: 1803166 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15&16 Subdivision: THE KENT ADDITION MapRef: MB 2 PG 2&3 Abbreviated Description: Lot:15&16 Subdivision:THE KENT ADDITION Map Ref:MB 2 PG 2&3City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
4	.44Mi.	**3216 PEACH ST** **ALEXANDRIA, LA 71301-5427**	06/22/2026	$19,500	$18	1080	/2/1	1946	43,560 SF
	APN: 24-033-05370-0019 Document #: 1800194 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 27 Subdivision: KENT SUBDIVISION MapRef: MB 2 PG 2-3 Abbreviated Description: Lot:4 Block:27 Subdivision:KENT SUBDIVISION Map Ref:MB 2 PG 2-3City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
5	.22Mi.	**404 HILLCREST DR** **ALEXANDRIA, LA 71301-5333**	06/11/2026	$328,000	$103	3160	/4/3	1951	43,560 SF
	APN: 24-035-04190-0008 Document #: 1799635 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1 Subdivision: THE HILLCREST ADDITION MapRef: MB 5 PG 82&83 Abbreviated Description: Lot:7 Block:1 Subdivision:THE HILLCREST ADDITION Map Ref:MB 5 PG 82&83City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
6	.22Mi.	**3132 MADONNA DR** **ALEXANDRIA, LA 71301-4918**	05/20/2026	$50,000	$19	2568	/3/2	1957	43,560 SF
	APN: 24-033-00530-0004 Document #: 1797768 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: MATTIE O BALL ADDITION MapRef: MB 5 PG 187 Abbreviated Description: Lot:5 Block:1 Subdivision:MATTIE O BALL ADDITION Map Ref:MB 5 PG 187								
7	.3Mi.	**704 TEXAS AVE** **ALEXANDRIA, LA 71301-5041**	05/15/2026	$92,800	$55	1665	/3/2	1957	43,560 SF
	APN: 24-033-00550-0014 Document #: 1797263 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18A Block: 1 Subdivision: BALLS TEXAS AVENUE SUBDIVISION MapRef: MB 7 PG 229 Abbreviated Description: Lot:18A Block:1 Subdivision:BALLS TEXAS AVENUE SUBDIVISION Map Ref:MB 7 PG 229City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
8	.25Mi.	**3216 MADONNA DR** **ALEXANDRIA, LA 71301-4815**	04/27/2026	$195,000	$118	1650	/3/2	1956	43,560 SF
	APN: 24-033-00530-0014 Document #: 1795940 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Subdivision: MOTTIE O BALL ADDITION MapRef: MB 5 PG 187 Abbreviated Description: Lot:7 Subdivision:MOTTIE O BALL ADDITION Map Ref:MB 5 PG 187City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
9	.24Mi.	**201 MARY LN** **ALEXANDRIA, LA 71301-6530**	04/24/2026	$10,000	$13	726	/2/1	1955	43,560 SF
	APN: 24-035-00770-0020 Document #: 1795915 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Subdivision: BAYOU HEIGHTS SUBDIVISION MapRef: MB 677 PG 443 Abbreviated Description: Lot:18 Subdivision:BAYOU HEIGHTS SUBDIVISION Map Ref:MB 677 PG 443								
10	.3Mi.	**3107 ELLIOTT ST** **ALEXANDRIA, LA 71301-4911**	03/31/2026	$232,000	$101	2295	/3/2	1952	43,560 SF
	APN: 24-033-00530-0034 Document #: 1794582 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 5 Subdivision: MATTIE O BALL ADDITION Abbreviated Description: Lot:1 Block:5 Subdivision:MATTIE O BALL ADDITION City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
11	.37Mi.	**3229 LAUREL ST** **ALEXANDRIA, LA 71301-5422**	03/12/2026	$5,000	$4	1070	/2/1	1947	43,560 SF
	APN: 24-033-05370-0101 Document #: 1793460 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Subdivision: KENT ADDN Abbreviated Description: Lot:10 Subdivision:KENT ADDN City/Muni/Twp:MYHVH City/Muni/Twp: MYHVH								
12	.38Mi.	**2425 WEBSTER ST** **ALEXANDRIA, LA 71301-5546**	01/28/2026	$120,000	$157	760	/2/1	1941	43,560 SF
	APN: 24-036-03340-0022 Document #: 1791140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Subdivision: GARDENIA PLACE MapRef: MB 5 PG 151 Abbreviated Description: Lot:13 Subdivision:GARDENIA PLACE Map Ref:MB 5 PG 151City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA								
13	.33Mi.	**3026 MARYE ST** **ALEXANDRIA, LA 71301-4930**	01/05/2026	$249,900			//		43,560 SF
	APN: 24-035-06340-0050 Document #: 1789909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: REVISED MIMOSA PLACE MapRef: MB 5 PG 119 Abbreviated Description: Lot:6 Block:4 Subdivision:REVISED MIMOSA PLACE Map Ref:MB 5 PG 119Abbreviated Description:LOT: PART OF LOT 6 City/Muni/Twp:RAPIDES PARISH City/Muni/Twp: RAPIDES PARISH								
14	.28Mi.	**2526 AVENUE C** **ALEXANDRIA, LA 71301-5312**	12/01/2025	$200,000	$111	1792	/4/2	1946	43,560 SF
	APN: 24-035-04190-0046 Document #: 1788520 Document Type: Price Code: D Land Use: Single Family Residential								

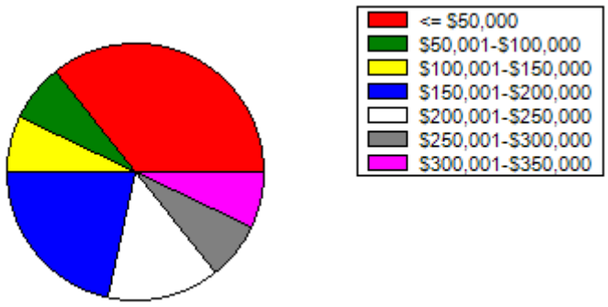
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Legal: Lot: 6 Block: 5 Subdivision: THE HILLCREST ADDITION MapRef: MB 5 PG 86 Abbreviated Description: Lot:6 Block:5 Subdivision:THE HILLCREST ADDITION Map Ref:MB 5 PG 86City/Muni/Twp:ALEXANDRIA City/Muni/Twp: ALEXANDRIA

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**3016 DARBY ST**	**06/09/2023**	$177,000	$17,700	1,790	/3/2	1958	1 SF	
.01Mi.	**3020 DARBY ST**	**04/04/2018**	$140,000	$14,000	1,270	/2/1	1955	1 SF	
.01Mi.	**3012 DARBY ST**	**01/31/2020**	$135,000	$13,500	1,449	/3/2	1956	1 SF	
.03Mi.	**3008 DARBY ST**	**05/18/2005**	$102,000	$10,200	1,419	/3/2	1955	1 SF	
.03Mi.	**3024 DARBY ST**	**01/04/2024**	$128,000	$12,800	2,663	/3/3	1955	1 SF	
.04Mi.	**3015 DARBY ST**	**05/14/2019**	$119,000	$11,900	1,371	/2/2	1954	1 SF	
.04Mi.	**3011 DARBY ST**	**12/14/2020**	$217,000	$21,700	2,221	/3/1	1955	1 SF	
.04Mi.	**3019 DARBY ST**	**04/24/2006**	$142,000	$14,200	1,980	/3/2	1955	1 SF	
.04Mi.	**3004 DARBY ST**	**07/30/2024**	$113,000	$11,300	1,688	/3/2	1955	1 SF	
.05Mi.	**3007 DARBY ST**	**09/19/2013**	$69,000	$6,900	2,286	/4/2	1955	1 SF	
.05Mi.	**3023 DARBY ST**	**08/22/2000**	$78,000	$7,800	1,053	/3/1	1955	1 SF	
.06Mi.	**3003 DARBY ST**	**04/15/2004**	$127,000	$12,700	1,687	/3/2	1955	1 SF	
.06Mi.	**2818 DARBY ST**	**08/12/2013**	$127,000	$12,700	164	/3/2	1955	1 SF	
.06Mi.	**3016 STIMSON AVE**	**02/24/2016**	$161,000	$16,100	2,300	/3/2	1954	1 SF	
.07Mi.	**3020 STIMSON AVE**	**07/19/2004**	$134,000	$13,400	1,548	/2/2	1957	1 SF	
.07Mi.	**3012 STIMSON AVE**	**06/06/2013**	$115,000	$11,500	1,526	/2/1	1957	1 SF	

Rent vs. Own

Households Occupied by Renters:	42%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	38.8 years old	Households:	7,869
Median Household Income:	$48,947	Households w/Family:	55%
Household Income Per Capita:	$28,292	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Rapides Parish School District	Students:	21,340
Number of Schools:	43	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Bolton High School** Number of Students: 372 Student-Teacher Ratio: 10.18 Advanced Placement: Yes	D+	Public	9 - 12
0.17Mi.	**D.F. Huddle Elementary School** Number of Students: 412 Student-Teacher Ratio: 11.44	B+	Public	PK - 5
0.14Mi.	**Alexandria Middle Magnet School** Number of Students: 469 Student-Teacher Ratio: 14.11	C	Public	6 - 8
0.66Mi.	**L.S. Rugg Elementary School** Number of Students: 356 Student-Teacher Ratio: 13.33	D	Public	PK - 5

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Flood Report

The Subject Property of **3016 DARBY ST, ALEXANDRIA, LA 71301-5003** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	158%	NOTABLY HIGHER
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	158%	NOTABLY HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	136%	NOTABLY HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	127%	HIGHER
OVERALL	130%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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